BOOK 9002 PAGE 582

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33462)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 310000.00

Tommy J. Ducklo
Affiant

Sworn and subscribed before me this 29th day of June, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Tommy J. Ducklo Beth Karr Ducklo 6304 Chickering Circle Nashville, TN 37215	Franklin National Bank 230 Public Square Franklin, TN 37064	157-00-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward C. McDonald and spouse, Carole A. McDonald,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tommy J. Ducklo and spouse, Beth Karr Ducklo,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Iroquois Meadows, as of record in Book 5050, page 86, Register's Office for said County.

Said Lot No. 5 fronts 170.0 feet on the east side of Chickering Circle and extends back 240.0 feet on the north line an d240.0 feet on the south line to a dead line, measuring 170.0 feet thereon.

Being the same premises conveyed to Edward C. McDonald and wife, Carole A. McDonald by deed from W.P. Russell, Jrs. and wife, Lynne M. Russell of record in Book 6322, page 631, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Restrictive Covenants contained in instrument of record in Book 5196, page 265, and a 2.5 X 25 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot and any and all matters shown on the herein referenced Plan, said plan having been amended by amendment and change of septic system of record in Book 6037, page 798, of record in said Register's Office.

9637 07/02 0101 03CHECK 1156.00

This is improved property, known as: 6304 Chickering Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 1993.

Edward C. McDonald

Carole A. McDonald

State of Tennessee
County of Davidson

On this 25th day of June, 1993, before me the undersigned authority, personally appeared **Edward C. McDonald** and **Carole A. McDonald,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 12/7/96

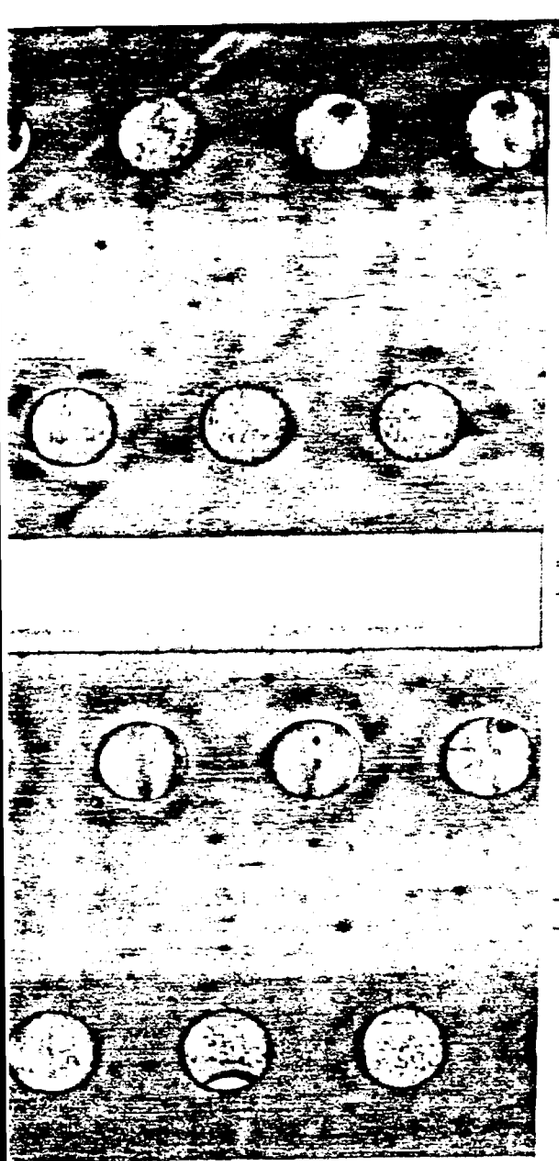
PERCY WILKINS JR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

37121
IDENTIF. ↑ REFERENCE

93 JUL -2 PM 1:28
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

BOOK 6902 PAGE 583



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9002 PAGE 584

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 310000.00
CON TX 1147.00
PRFEE 1.00
WDEED 8.00
TOTAL 1156.00
CHECK 1156.00

07/02/93 01 13:28 0001 9637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37121
IDENTIF. ← REFERENCE

93 JUL -2 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670108